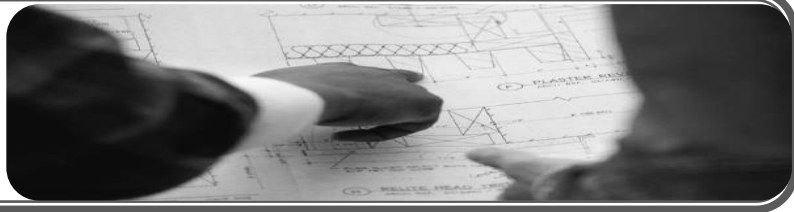


**WARREN CITY
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 19, 2014**



The regular meeting of the Planning Commission was held on February 19, 2014, in the Conference Room of the Municipal Building at 7:30 AM.

ROLL CALL

Chairman Donald Nelson called the meeting to order. Members present were: Charles Conaway, Robert Dilks, Jr., Donald Nelson, and Raymond Pring, Jr. Incoming member Steve Parinella, Pat Scutella, and William Tarpennig were absent. David Hildebrand, Planner/Development Administrator, and Teena Leary, Executive Secretary were present.

CORRESPONDENCE

There was no correspondence to come before the Commission.

VISITORS

There were no visitors present.

APPROVAL OF MINUTES

Upon motion by Mr. Conaway and second by Mr. Dilks, the minutes of the January 15, 2014 regular meeting were unanimously approved by the members present.

Notes from the February 3, 2014 Work Session were distributed to all members of the Commission.

BUSINESS:

CRARY ART GALLERY SIGN

(See also 9/18/13 and 1/15/14 minutes)

In response to Mr. Dilks' question regarding the status of the Crary Art Gallery sign, Mr. Hildebrand indicated that the matter was still within the 30-day appeal period regarding the Zoning Hearing Board decision. He further noted that Nancy Freenock, City Manager, had stated that following the passage of the appeal period, the City will proceed as appropriate. Mr. Nelson indicated that he had provided Mr. Hildebrand with draft information regarding his proposal for a new category for which the permitted sign size in the R-3 Zoning District would be based on several criteria.

Mr. Pring stated that he is a member of the Crary Art Gallery's Board of Directors and indicated that the Board wishes to meet with the Planning Commission regarding this matter.

RESIDENTIAL USE IN C-1 DISTRICT

(See also 9/18/13, 11/20/13, 12/18/13, and 1/15/14 minutes)

Upon motion by Mr. Dilks and second by Mr. Pring, Commission members present voted unanimously to recommend City Council's approval of the proposed amendment to the Zoning Ordinance. The amendment would provide for the return of structures originally designed/constructed for single-family residential use to be returned to such use.

PENNSYLVANIA AVENUE EAST GATEWAY RENAISSANCE AND COMMERCIAL FAÇADE PROGRAM

(See also 11/20/13, 12/18/13, 1/15/14 minutes and 2/03/14 Work Session Notes)

During discussion, Mr. Hildebrand outlined potential funding sources for use in this program and indicated that criteria may be developed based on plans currently in place for programs involving the

City's downtown area. He noted that many private development companies have expressed an interest in the project area and further noted that there has been a great deal of "quiet development" involving the upper floors of commercial properties within the City. It was stated that City staff will solicit information regarding the intent of business owners within the project area.

Mr. Nelson suggested the establishment of a zoning district for which the regulations would fall between the C-1, Central Commercial, and R-3, Residential High-Density Zoning Districts.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned.